

DAKOTA BUSINESS PARK

SKYHAWK AVENUE, SPEKE, LIVERPOOL, L19 2QR



New high quality offices suites for sale/to let
From 3,704 – 10,029sqft (344-931sqm)

- BREEAM 'Excellent' rating • Comfort cooling • Monitored CCTV
- Raised access floors • Electronic security gate • LG3 lighting
- Passenger lift • Fully carpeted • Dedicated parking
- Fire/security alarms • Kitchenette facilities • Local amenities



Liverpool South Parkway station
with airport link



Marks & Spencer Food

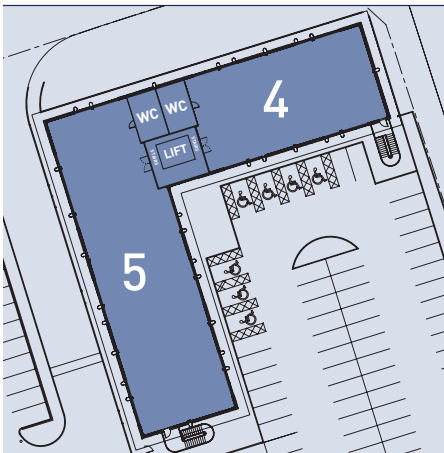
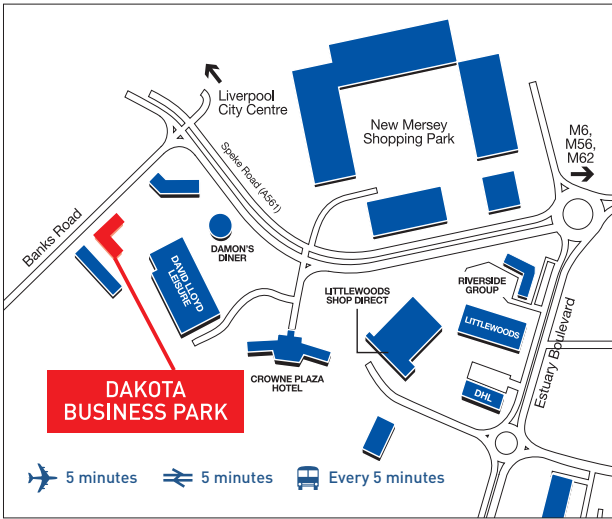


David Lloyd Leisure



New Mersey Shopping Park

DEVELOPMENT DETAILS



OFFICE ACCOMMODATION

| SUITE | SQ FT | SQ M |
|----------------------------|---------------|--------------|
| 1 Liverpool City Council | 1,512 | 140 |
| 2 Bridgegate Clothing Ltd. | 1,512 | 140 |
| 3 VACANT | 2,755 | 256 |
| 4 VACANT | 3,704* | 344 |
| 5 VACANT | 6,325* | 588 |
| 6 Solo Services | 1,686 | 157 |
| 7 OWL Event Management | 1,684 | 156 |
| TOTAL | 19,178 | 1,781 |

*Suites 4&5 combine to provide 10,029 sqft (932 sqm)

TERMS

The units are available for sale on long leaseholds or to rent. Further details are available from the joint agents.

PLANNING

The offices have planning consent for B1 (Business) use.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in any transaction.

SERVICE CHARGE

A service charge will be levied towards the upkeep of common areas of the offices and site.

LOCATION

Dakota lies just off Speke Boulevard at the heart of South Liverpool's burgeoning business community.

NEARBY BUSINESS OCCUPIERS

High profile neighbours close to Dakota include HBOS, Littlewoods, DHL, Kier, Riverside Housing to name a few.

All dimensions are approximate. Suites are easily combined. All areas have been measured on a Net Internal Area basis in accordance with the RICS code of measuring practice (6th edition).

LOCAL AMENITIES

Include the Kiddy Factory, Crowne Plaza Hotel, David Lloyd Leisure Centre and the New Mersey Shopping Park with retailers such as Next, Boots, Marks and Spencer, Pizza Hut and McDonald's.

Liverpool South Parkway station is nearby and the area is well-served by regular local bus services.

VIEWING

Strictly by prior appointment with the joint agents Matthews & Goodman and Hitchcock Wright.

MATTHEWS & GOODMAN – Robin Evans
E: revans@matthews-goodman.co.uk



HITCHCOCK WRIGHT – Brian Ricketts
E: brianricketts@hwandp.co.uk



Suite 5

Priority Sites, Hitchcock Wright & Partners & Matthews & Goodman give notice that: i) These particulars are a general outline only, for the guidance of prospective purchasers and tenants and do not constitute the whole of any part of an offer or contract. ii) They cannot guarantee the accuracy of any description, dimensions, necessary permissions for use and other details contained herein and prospective purchasers must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. iii) Will not be liable in negligence or otherwise for any loss arising from the use of these particulars. iv) No employee has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. MAY 2011.

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